

Beverly Mitchell-Brooks

From: Andrea Spencer [andreakc@grandecom.net]
Sent: Friday, April 15, 2005 7:18 PM
To: Beverly Mitchell-Brooks
Subject: FW: 2005 TREC application

- Andrea

Mobile: 469.826.6337

From: Andrea Spencer [mailto:andreakc@grandecom.net]
Sent: Friday, April 15, 2005 7:14 PM
To: 'bmb@urbanleaguedallas.com'
Cc: 'the825co@grandecom.net'
Subject: 2005 TREC application

Please find the revised grant application for TREC with the Urban League CDC as the applicant. The template is "squirrely" at the address; this has been faxed to TREC with the address spelled out.

Give me a call with any questions.

Andrea L. Spencer
The LKC
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*De Angelo
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4/18/2005

GOVERNMENT
EXHIBIT
1301
3:07-CR-0289-M



revised

2005 Spring Community Grant Application

Application Deadline: March 7, 2005

Please type information below and email to susan@recouncil.com. For more information and Grant Guidelines, visit www.recouncil.com

APPLICATION INFORMATION

A. ORGANIZATION PROFILE			
<i>Attach information listed in the Grant Guidelines.</i>			
B. GRANT REQUEST			
I. Summary of Request			
Name of applicant organization:		The Urban League Cdc (Community Dev. Corp)	
Address:		4315	
City: Dallas	State: TX	Zip Code: 75216	
Request submitted by (Name of individual to contact for interview):		Dr. Beverly Mitchell-Brooks	Title: President/CEO
Telephone: (214) 915-4600	Fax: (214) 915-4651	Email: bmb@ulgdncctx.com	Website:
Project name:		Lancaster-Kiest Market Study from Illinois to Ledbetter	
Project address:		4315 Lancaster Road, Dallas, TX 75216	
Mapsc0:			
Concise project description (50 words or less):		To create a trans-oriented mixed-use master planned redevelopment along Lancaster Road from Illinois to Ledbetter corridors and to conduct a market demand study. This target area has three DART stations, the VA and the Urban League which currently serve the community and will serve as a catalyst for economic growth in the southern sector of Dallas.	
Concise purpose of organization (50 words or less):		To perform a comprehensive study of these corridors; Identifying key locations for development in the Master plan, to gather market data, analyze and present conclusions.	
Total Project Cost		\$350,000	
Total Funds requested from TREC Foundation		\$100,000	
Has the organization previously received funds and/or technical assistance from The Real Estate Council Foundation ?		NO	
If yes, please briefly describe:			

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II. Project Objectives and Neighborhood Impact <i>In describing the Project objectives please address the following questions:</i>	
What are the goals of the project?	To conduct a community market study, review and refine the proper use of Lancaster Road to further stimulate economic redevelopment in the southern sector of Dallas.
How will the organization implement the project?	The Urban League has identified various sites along Lancaster Road that will be anchors in the redevelopment. Collaborating with public & private investors the project will be implemented in phases.
What results does the organization wish to achieve?	Master Planned redevelopment of Lancaster Road from Illinois to Ledbetter, stimulating economic growth.
How will the progress and success be measured?	The measurement will be in phases: 1) comprehensive study to determine need and proper use; 2) Identify and gain site control of viable sites; 3) Public & private funds for execution of master plan including development
How will/does the organization involve the people expected to benefit from the Project in the development/ implementation of the project?	The Urban League will actively seek business professionals who live and work in the community who have HUB and DMWBE certifications.
Who are the stakeholders (institutions, groups and people) and how are they collaborating with the organization on this project?	The stakeholders included as part of this grant are contributors of research information, professional services and tangible investment of the redevelopment are DART, Veterans Affairs Hospital, Urban League, DISD and City of Dallas
What other community development initiatives are currently underway in the project neighborhood?	At the corner of Keist Blvd and Southerland Road is a planned development of 75 sf and 130 TH which was approved by the City of Dallas in its 05-06 Bond Infrastructure Bond program. The development will also include 4 acres of retail.
How will the Project impact the neighborhood and a substantial number of people?	The intent of the comprehensive study and master plan for Lancaster Road is to allow current and new residents to Live, Work, Shop in these corridors. To increase the demographics in this area. The impact will be added jobs, a safer community and more quality housing.

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<p>III. Leveraging Professional Expertise <i>The Real Estate Council is a professional organization composed of 1,200 leaders in the commercial real estate industry in North Texas. TREC Foundation is the philanthropic component of our community initiatives. (To learn more about TREC community goals, refer to our website www.recouncil.com) In support of our mission to enhance the quality of life and create job growth for the region, TREC leverages our financial impact on projects with deployment of our members' professional resources.</i></p>	
<p>Please provide a detailed description of how the organization can utilize the professional expertise and/or hands-on service of volunteers from TREC in connection with the project?</p>	<p>The expertise that is associated with TREC is first rate. We plan to utilize professionals within the TREC organization who are familiar with these corridors, in touch with community needs and stakeholders and that can contribute effectively to the research and implementation process.</p>
<p>Anticipated utilization of TREC volunteers and/or technical assistance?</p>	<p>3-5</p>
<p><i>TREC Foundation's Community Partners include corporate philanthropic entities and other foundations that participate in the funding of our grants. As a part of our stewardship of these grants, we anticipate that our funding partners and the Foundation will receive public recognition through the organization's publications and media releases.</i></p>	
<p>IV. Project Information (Detailed) <i>A. Describe the Project and Scope of work (attach no more than 2 additional pages) B. Please attach all of the following information</i></p>	
<p>Project graphics. In a separate document, provide a digital photograph of the project/site and graphic representation of development plan or building plan (3 pages maximum – tif, pdf or jpg format).</p>	<p>Attached? Yes File name: Aerial-regional.jpg</p>
<p>Project pro-forma including a budget, implementation plan and timeline.</p>	<p>Budget attached? \$350,000</p>
<p>Provide detailed description of how TREC funds will be used (be specific, i.e. 'land survey, title work, land acquisition, architectural drawings' etc.).</p>	<p>Specific use of fund attached? See Attached</p>
<p>Balance of Project Funding (loans, grants, donation, cash/income from operations, other):</p>	<p>\$250,000</p>
<p>Provide detailed information on sources and amounts of funding in place or firmly committed</p>	<p>Urban League of Greater Dallas, City of Dallas, Veterans Hospital and private contributors.</p>
<p>Provide detailed information on sources and amounts of funding solicited but not yet firmly in place, committed to this project. Provide contact information for verification.</p>	<p>Additional contributors solicited are: DISD, DART, CRA Credits from local financial institutions.</p>
<p>Provide names and qualifications of organization staff and any outside advisors, consultants, Board members who will participate in completing this Project.</p>	<p>Urban League CDC (Dr. Mitchell-Brooks), Urban Land Institute, The LKC Consulting Group, AIA and community advisors of these corridors.</p>

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Who on the organization staff will directly manage the Project?	Dr. Beverly Mitchell-Brooks and Seifu Yigezu
What is their position with the organization and prior experience?	President/CEO and COO of the Urban League
V. Authorization <i>The person executing below represents and warrants to The Real Estate Council Foundation that he or she has full power and authority to execute this Grant Application on behalf of the Applicant and to fully bind the Applicant, and that, to the knowledge of the person signing below, the information contained herein is true, complete, correct and not misleading in any respect.</i>	

Chairman Authorization	
Organization Name:	The Urban League CDC
Name and Title:	Dr. Wright Lassiter, Chairman of the Board
Authorizing Signature:	
Date Signed:	

Executive Director Authorization	
Organization Name:	The Urban League of Greater Dallas and North Central Texas
Name and Title:	Beverly Mitchell Brooks, PhD, President/CEO, Executive Director
Authorizing Signature:	
Date Signed:	

Lancaster Kiest Budget Plan

The Lancaster-Kiest Redevelopment Plan

Category	Estimated Quantity	Estimated Cost per Unit	Estimated Subtotal	Notes
Research firm fees				
Urban Land Institute	1	\$35,000.00	\$35,000.00	
AIA	1	\$40,000.00	\$40,000.00	
		\$0.00	\$0.00	
		\$0.00	\$0.00	
Research Costs Total			\$75,000.00	
Community Researchers				
Urban League of Greater Dallas	1	\$25,000.00	\$25,000.00	
		\$0.00	\$0.00	
		\$0.00	\$0.00	
		\$0.00	\$0.00	
Community Costs Total			\$25,000.00	
Public Relations				
Focus Groups	3	\$2,500.00	\$7,500.00	
			\$0.00	
			\$0.00	
			\$0.00	
Public Relations Costs Total			\$7,500.00	
ESTIMATED MARKETING GRAND TOTAL			\$107,500.00	